

**APPENDIX G****EXHIBITS OF DEFENDANTS****(Use Letters)****SHIRDENIA BRYANT**

<b><u>LETTER</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>OFFERED</u></b>	<b><u>ADMITTED</u></b>	<b><u>PROFFERED</u></b>
<b>A</b>	Judgment entry against Shirdenia Bryant filed 5/2/89 for \$1,326.18 Case Number: 89CV07070			
<b>B</b>	Judgment entry against Shirdenia Bryant filed 10/7/91 for \$1,870.32 Case Number: 91CV29301			
<b>C</b>	Judgment and decree of foreclosure against Shirdenia Bryant filed 6/26/90 Case Number: A-9000593			
<b>D</b>	Judgment and certificate of judgment against Shirdenia Bryant filed 11/14/88 for \$2,728.91 Case Number: 88CV33395			
<b>E</b>	Judgment against Shirdenia Bryant filed 9/10/96 for \$6,306.79 Case Number: 96CV02882			
<b>F</b>	Foreclosure complaint filed 7/9/97 Case No. A-9704941			
<b>G</b>	Copy of newspaper Sheriff's Sale regarding 1107 Laidlaw Avenue dated December 29, 1997.			
<b>H</b>	Judgment Entry for Plaintiff, Nationsbanc dated 10/21/97 against Johnnie Worthy, et al. (3 pages)			
<b>I</b>	Complaint for money Foreclosure and other equitable Relief filed 11/9/01; Case No. A0107903			

- J** Purchase Contract between Johnny Marfisi and Shirdenia Bryant dated 1/7/98
- K** Promissory Note from John Marfisi to Shirdenia Bryant dated 1/27/98
- L** Fax cover sheet from Shirdenia Bryant to Johnny Marfisi dated 1/21/97
- M** Title report dated 1/27/98 to Prescott Bigelow from John R. Meckstroth regarding 1107 Laidlaw Avenue
- N** Letter from Herbert J. Kramer to Amy Clements dated 1/16/98 regarding payoff to Nationsbanc regarding 1107 Laidlaw Avenue property along with a copy of the payoff calculation attached.
- O** Letter to Tri-State Mortgage dated 1/16/98 regarding reinstatement of the loan with Nationsbanc regarding 1107 Laidlaw Avenue.
- P** Multiple Listing Service prepared by Paulina Murray dated 1-21-98 regarding 1107 Laidlaw Avenue (4 pages)
- Q** Comparative Market Analysis from Matthew J. Murray to Prescott Bigelow IV regarding 1107 Laidlaw Avenue.
- R** Detail Property Report regarding 1107 Laidlaw Avenue
- S** Promissory Note to Shirdenia Bryant from Prescott Bigelow IV dated 1/27/98
- T** Promissory Note dated 1/27/98 marked "Paid in Full"
- U** General Warranty Deed from Shirdenia Bryant to Prescott Bigelow dated 1/27/98

- U** Settlement Statement 1107 Laidlaw Avenue dated 1/27/98
- V** Acknowledgment Of Legal Representation signed by Shirdenia Bryant
- W** Real Property Conveyance Fee Statement of Value and Receipt dated 1/1998
- X** Internal Revenue Service Real Estate Transaction report dated 1/27/98
- Y** Check from John Meckstroth Jr. to Shirdenia Bryant in the amount of \$1,000.
- Z** Check to Prescott Bigelow dated 1/27/98 in the amount of \$1,707.62
- AA** Detail of Weekly Expenditures - re: Laidlaw transaction
- BB** Ohio Estate Tax Return dated 1/27/98
- CC** Check dated 2/24/98 to John Marfisi from Bigelow Properties in the amount of \$22,701.66
- DD** Letter dated 3/9/98 to Prescott Bigelow from John Meckstroth with original recorded deed re: 1107 Laidlaw Avenue
- EE** Fax Transmission Sheet dated 3/19/98 along with 5 pages of attachment to Cheviot Building & Loan from Prescott Bigelow regarding the payoff to Nationsbanc for the 1107 Laidlaw property.
- FF** Mortgage from Prescott Bigelow IV to Cheviot Building & Loan Principal amount of \$56,000.00
- GG** Mortgage loan settlement statement The Cheviot Building and Loan Company dated March 24, 1998; Borrowers Prescott Bigelow IV, Trustee and Prescott Bigelow IV \$56,000.00.

- HH** Copy of check from The Cheviot Building and Loan payable to Prescott Bigelow IV in the amount of \$44,079.25 dated March 24, 1998.
- II** Land Contract dated January 1, 1999 between Shirdenia Bryant and Prescott Bigelow re: 1107 Laidlaw Avenue
- JJ** Fax Transmittal Sheet dated 1/4/99 from John Meckstroth to Shirdenia Bryant with Lease Agreement and Release for review with attached note concerning figures
- KK** Release signed by Shirdenia Bryant  
Dated 1/6/99
- LL** Lease Agreement dated 1/6/99 between Prescott Bigelow IV and Shirdenia Bryant
- MM** Letter dated May 31, 2000, from Sierra Roofing & Remodeling to Pete Bigelow regarding inspection of the roof located at 1107 Laidlaw Avenue.
- NN** McKinley Mortgage LLC, appraisal report for 1107 Laidlaw
- OO** Kemp Company Uniform residential appraisal report
- PP** Settlement Statement Vintage Title Agency, Inc. dated 6/9/2000 showing cash from Borrower
- QQ** Settlement Statement Vintage Title Agency, Inc. dated 6/9/2000 showing to Borrower
- RR** General Warranty Deed from Prescott Bigelow IV to Shirdenia Bryant dated 6/09/2000
- SS** 1107 Laidlaw Printout 1/1/99 through 2/26/03

2 pages

**TT**

Income Tax Returns Years 1997, 1998, 1999,  
2000, 2001 and 2002 to be provided by Plaintiff

**HARRY CURTIS**

<b><u>LETTER</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>OFFERED</u></b>	<b><u>ADMITTED</u></b>	<b><u>PROFFERED</u></b>
<b>UU</b>	Complaint in foreclosure, Case No. A-9803095			
<b>VV</b>	Complaint in foreclosure, Case No. A-9904402			
<b>WW</b>	Contract to Purchase dated 8/21/99 Between Harry Curtis and Patricia Curtis and Prescott Bigelow			
<b>XX</b>	General Warranty Deed for Harry Curtis and Patricia Curtis to Prescott Bigelow IV, Trustee, dated August 25, 1999			
<b>YY</b>	Hand written notes from John Meckstroth 1966 Fairfax Avenue			
<b>ZZ</b>	Letter from John Meckstroth to Prescott Bigelow dated 8/13/99 regarding title exam done on 1966 Fairfax Avenue			
<b>AAA</b>	Detail Property Report 1966 Fairfax Avenue			
<b>BBB</b>	Settlement Statement 1966 Fairfax Avenue dated August 25, 1999			
<b>CCC</b>	Land Installment Contract (unsigned) Between Prescott Bigelow and Harry Curtis and Patricia Curtis			
<b>DDD</b>	Invoice from John Meckstroth Jr. Dated August 25, 1999 for preparation of Land Installment Contract			
<b>EEE</b>	Face sheet showing amounts along with attached copies of checks to be distributed at closing 1966 Fairfax Avenue			

**FFF** Real Property Conveyance Fee Statement  
of Value and Receipt dated 8/26/99

**GGG** Affidavit of Harry Curtis dated  
August 25, 1999

**HHH** Hamilton County Real Estate Tax Bill  
and receipt showing payment 8/30/99

**III** Check dated 8/28/99 from Harry  
Curtis to Bigelow Properties for \$350.

**JJJ** Check dated 9/28/99 from Harry  
Curtis to Bigelow Properties for \$350.

**KKK** Letter dated 9/15/99 from John Meckstroth  
to Prescott Bigelow along with original  
recorded deed for 1966 Fairfax Avenue

**LLL** Appraisal Report of Patrick C. Berding &  
Associates, dated October 15, 1999 re:  
1966 Fairfax Avenue

**MMM** Settlement Statement Barron Niehaus Title  
Company dated 10/29/99; refinance 1966  
Fairfax Avenue

**NNN** Notice to Leave Premises dated  
December 20, 1999

**OOO** Complaint for forcible entry detainer  
and money filed December 20, 1999

**PPP** Summons and Action in Forcible  
Entry and detainer and money

**QQQ** Settlement Statement dated 1/29/2000  
Leona Cure and Charles Cure, borrowers  
1966 Fairfax Avenue

**RRR** Promissory Note principal amount of  
\$9,400.00 from Leona Cure and  
Charles Cure to Prescott Bigelow

**SSS** Order for forcible entry, detainer  
and money entered 2/1/2000

**TTT** Writ of Execution entered 2/1/2000

**UUU** 1966 Fairfax Printout 1/02/98 through 5/22/00

**VVV** 1966 Fairfax Printout 1/01/99 through 7/19/01

**WWW** 1966 Fairfax Printout 3/09/99 through 1/31/01  
(2 pages)

**XXX** 1966 Fairfax Printout 3/9/99 through 9/04/02

**YYY** Letter from John Meckstroth dated  
2/2/00 regarding payment for Harry  
Curtis eviction.

**ZZZ** Photograph of 1966 Fairfax

**AAAA** Bigelow Homes Bid dated 2/9/00  
to board up house after fire

**BBBB** Recorded statement Harry Curtis to  
Dan Rottmiller, Cincinnati Fire Div.

**CCCC** Professional Properties Inc. repair  
estimate dated 3/15/2000

**DDDD** Letter dated 4/12/00 from Ken Chisenhall  
regarding property at 1966 Fairfax Avenue

**EEEE** Land Contract between Paul Bigelow  
and Prescott Bigelow

**FFFF** Itemization of Property from Harry  
Curtis (four pages)

**GGGG** Judgment Entry entered 5/24/2000  
Case No. B-0001276

**HHHH** Community Control Sanction Violation  
Filed 6/23/2003 Case No. B-0001276



**IIII** Sworn statement and proof of loss  
dated 4/12/2000

**JJJJ** Letter to Prescott Bigelow from City  
of Cincinnati dated 4/17/2000

**KKKK** Fire Claim Report form dated 3/01/2000

**LLLL** Franklin Savings Memo re: payoff  
dated 3/27/2000

**MMMM** Hamilton County Real Estate Tax  
Bill First Half 1999

**NNNN** Nationwide letter dated 4/12/2000  
to Harry Curtis

**OOOO** Nationwide letter to Harry Curtis  
Date 7/19/2000

**PPPP** Nationwide voucher to Prescott Bigelow  
IV for \$26,200.00

**QQQQ** Nationwide voucher to Prescott Bigelow  
IV for \$30,398.88

**RRRR** Nationwide voucher for \$10,405.00  
to City of Cincinnati

**SSSS** Nationwide Property estimate with  
attachments totaling \$65,503.88

**TTTT** Property estimate Nationwide Insurance  
Company for loss of rent \$2,000.00

**UUUU** Nationwide Insurance Photographs of  
fire damage at 1966 Fairfax Avenue